

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
GREG HITCHENS
TERRY WORCESTER

October 14, 2008
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
 - 1. DMB/Mesa Proving Grounds/Gaylord
 - 2. Manufactured Homes in RV Parks/Subdivisions
 - 3. Zoning Ordinance Update/Modules 2 and 3

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE SEPTEMBER 9, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA08-050 2431 East McKellips Road (Council District 1) – Appeal of Zoning Administrator Hearing Officer decision as it relates to a Development Incentive Permit (DIP) to allow development of a group commercial center with automotive service facilities in the C-2 zoning district. **This case is an appeal of a Zoning Administrator Hearing Officer decision.**

Staff Planner: Josh Mike

Staff recommendation: Approval with conditions

Board Decision: **Approved with Conditions**

- *2. BA08-051 1138 and 1146 North Alma School Road (Council District 1) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a group commercial development in the PEP-PAD-DMP zoning district.

Staff Planner: Jeffrey McVay

Staff recommendation: Approval with conditions

Board Decision: [Approved with Conditions](#)

- *3. BA08-052 1855 South Signal Butte Road (Council District 6) – Requesting modification of a Special Use Permit (SUP) for a Comprehensive Sign Plan for a group commercial development in the C-2-DMP zoning district.

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

Board Decision: [Approved with Conditions](#)

- *4. BA08-053 4550 East Mallory Circle (Council District 5) – Requesting a variance to allow: 1) a fence that exceeds the maximum height permitted in the front setback; 2) a reduction in the front setback; 3) a reduction in foundation base width; 4) a reduction in foundation perimeter and foundation base landscape plantings; and 5) a reduction in the number of on-site parking spaces provided; all in conjunction with the development of a hanger project in the M-1 zoning district.

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

Board Decision: [Continuance to the November 13, 2008 hearing](#)

- *5. BA08-054 2750 East University Drive (Council District 2) – Requesting: 1) a Development Incentive Permit (DIP); and 2) a Special Use Permit; both in conjunction with the development of a carwash in the C-2 zoning district.

Staff Planner: Jeffrey McVay

Staff recommendation: Approval with conditions

Board Decision: [Approved with Conditions](#)

- *6. BA08-055 2929 East Main Street (Council District 2) – Requesting: 1) a Special Use Permit (SUP) to allow the placement of manufactured homes on recreational vehicle spaces; 2) a variance to allow the use of an existing nonconforming sign; and 3) a variance to allow a detached sign within the future width line; all in the R-4 zoning district.

Staff Planner: Jeffrey McVay

Staff recommendation: Approval with conditions

Board Decision: [Approved with Conditions](#)

D. ITEMS FROM CITIZENS PRESENT.